

1 DARREN T. BRENNER, ESQ.  
2 Nevada Bar No. 8386  
3 NICHOLAS E. BELAY, ESQ.  
4 Nevada Bar. No. 15175  
5 AKERMAN LLP  
6 1635 Village Center Circle, Suite 200  
7 Las Vegas, Nevada 89134  
8 Telephone: (702) 634-5000  
9 Facsimile: (702) 380-8572  
Email: darren.brenner@akerman.com  
Email: nicholas.belay@akerman.com

7 *Attorneys for plaintiff and counter-defendant*  
8 *The Bank of New York Mellon f/k/a The*  
9 *Bank of New York as Trustee for the*  
*Certificateholders of CWABS, Inc., Asset*  
*Backed Certificates, Series 2004-AB1*

10 **UNITED STATES DISTRICT COURT**  
11 **DISTRICT OF NEVADA**

12 THE BANK OF NEW YORK MELLON FKA  
13 THE BANK OF NEW YORK AS TRUSTEE  
14 FOR THE CERTIFICATEHOLDERS OF  
CWABS, INC., ASSET BACKED  
CERTIFICATES, SERIES 2004-AB1,

15 Plaintiff,

16 vs.

17 TERRA BELLA OWNERS ASSOCIATION  
INC.; MIDNIGHT RAMBLER TRUST;  
18 SATICOY BAY LLC, SERIES 7524  
MIDNIGHT RAMBLER TRUST; and  
19 HAMPTON & HAMPTON COLLECTIONS,  
LLC,

20 Defendants.

21 SATICOY BAY LLC SERIES 7524  
22 MIDNIGHT RAMBLER TRUST,

23 Counterclaimant,

vs.

24 THE BANK OF NEW YORK MELLON FKA  
25 THE BANK OF NEW YORK AS TRUSTEE  
26 FOR THE CERTIFICATEHOLDERS OF  
CWABS, INC., ASSET-BACKED  
CERTIFICATES, SERIES 2004-AB1,

27 Counter-defendants.

1 Case No.: 2:16-cv-00549-APG-NJK

2 **STIPULATION AND ORDER TO EXTEND**  
3 **DEADLINE TO FILE JOINT PRETRIAL**  
4 **ORDER**

5 **(SECOND REQUEST)**

1 Plaintiff and counter defendant The Bank of New York Mellon f/k/a The Bank of New York  
2 as Trustee for the Certificateholders of CWABS, Inc., Asset Backed Certificates, Series 2004-AB1  
3 (**BoNYM**), defendant Terra Bella Owners Association, Inc., defendant Midnight Rambler Trust, and  
4 defendant and counterclaimant Saticoy Bay LLC Series 7524 Midnight Rambler Trust stipulate and  
5 request the court extend the deadline to file the joint pretrial order by an additional fourteen days, to  
6 **June 12, 2020.**

7 The court entered an order denying BoNYM, Midnight Rambler and Saticoy Bay's summary  
8 judgment motions, and denying Terra Bella's summary judgment motion in part, on March 30, 2020.  
9 The joint pretrial order is due today. The parties are working on finalizing a draft but are also  
10 continuing to explore the possibility for settlement. The extension will afford the parties additional  
11 time to complete their respective portions and possibly resolve this case.

12 ...

13 ...

14 ...

15 ...

16 ...

17 ...

18 ...

19 ...

20 ...

21 ...

22 ...

23 ...

24 ...

25 ...

26 ...

27 ...

28 ...

1        This is the parties' second request to extend the joint pretrial order deadline. This request is  
2 not made to cause delay or prejudice any party.

3        DATED: May 29, 2020

4 **AKERMAN LLP**

5        /s/ Nicholas E. Belay, Esq.

6        DARREN T. BRENNER, ESQ.  
Nevada Bar No. 8386  
7        NICHOLAS E. BELAY, ESQ.  
Nevada Bar. No. 15175  
1635 Village Center Circle, Suite 200  
8        Las Vegas, Nevada 89134

9        *Attorneys for plaintiff and counter-defendant The  
Bank of New York Mellon f/k/a The Bank of New  
York as Trustee for the Certificateholders of  
CWABS, Inc., Asset Backed Certificates, Series  
2004-AB1*

10      **LAW OFFICES OF MICHAEL F. BOHN**

11      /s/ Nikoll Nikci, Esq.

12      MICHAEL F. BOHN, ESQ.  
Nevada Bar No. 1641  
NIKOLL NIKCI, ESQ.  
Nevada Bar No. 10699  
2260 Corporate Circle, Suite 480  
Henderson, Nevada 89074

13      *Attorneys for defendant Midnight Rambler Trust  
and defendant and counterclaimant Saticoy Bay  
LLC Series 7524 Midnight Rambler Trust*

AKERMAN LLP

1635 VILLAGE CENTER CIRCLE, SUITE 200  
LAS VEGAS, NEVADA 89134  
TEL.: (702) 634-5000 - FAX: (702) 380-8572

14      **LIPSON NEILSON P.C.**

15      /s/ David T. Ochoa, Esq.

16      KALEB D. ANDERSON, ESQ.  
Nevada Bar No. 7582  
DAVID T. OCHOA, ESQ.  
Nevada Bar No. 10414  
9900 Covington Cross Drive, Suite 120  
17      Las Vegas, Nevada 89144

18      *Attorneys defendant Terra Bella Owners  
Association, Inc.*

19      **ORDER**

20      **IT IS SO ORDERED.**

21        
22      United States Magistrate Judge

23      DATED: June 1, 2020